

Peyton Estates Unit Eight

City of El Paso — City Plan Commission — 4/18/2019
SUSU19-00018 — Major Combination



STAFF CONTACT:	Karina Brascgalla, (915) 212-1604, brascgallakx@elpasotexas.gov
PROPERTY OWNER:	Texas GLO
REPRESENTATIVE:	H2O-Terra
LOCATION:	North of Rojas and East of Peyton; ETJ (Extraterritorial Jurisdiction)
ACREAGE:	70.147
VESTED:	Yes
PARK FEES REQUIRED:	N/A
EXCEPTION/MODIFICATION REQUEST:	1. A modification to allow a 54' ROW. 2. A modification to allow a 76' ROW.
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval with condition

SUMMARY OF REQUEST: The applicant proposes to subdivide 70.147 acres of vacant land into 327 residential lots, one park, and two drainage ponds within the City's Extraterritorial Jurisdiction. Access to the subdivision is proposed from Peyton Road. This development is vested and is being reviewed under the former subdivision code

SUMMARY OF DCC RECOMMENDATION: Staff recommends approval of Peyton Estates Unit Eight subject to the following condition:

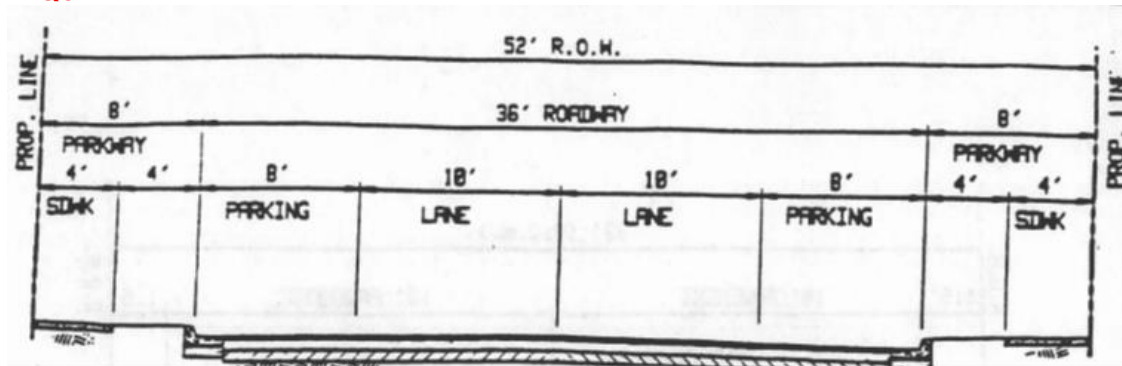
- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.



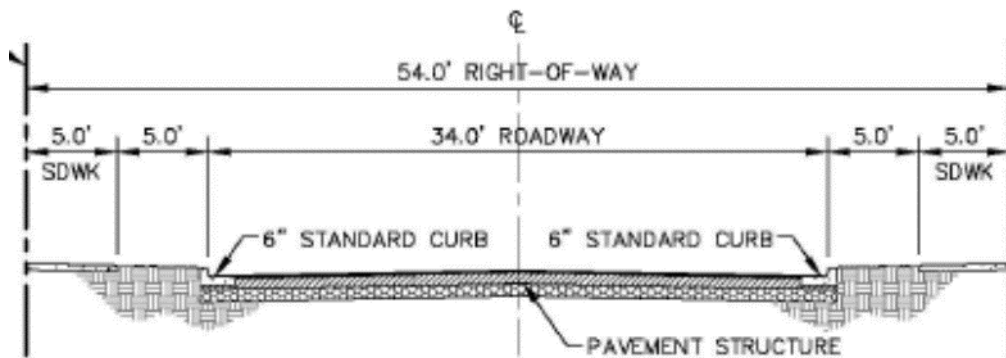
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

- The applicant is requesting the following modification requests pursuant to Section 19.04.170 of the former subdivision code:
 - To allow a 54' ROW with 34' of pavement, a 5' landscape parkway and a 5' sidewalk. The applicant is proposing to decrease the pavement by 2' and increase the landscape parkway and sidewalk from 4' to 5', which exceeds the minimum DSC standards of the current code. El Paso County concurs with the proposed cross-section.

REQUIRED



PROPOSED

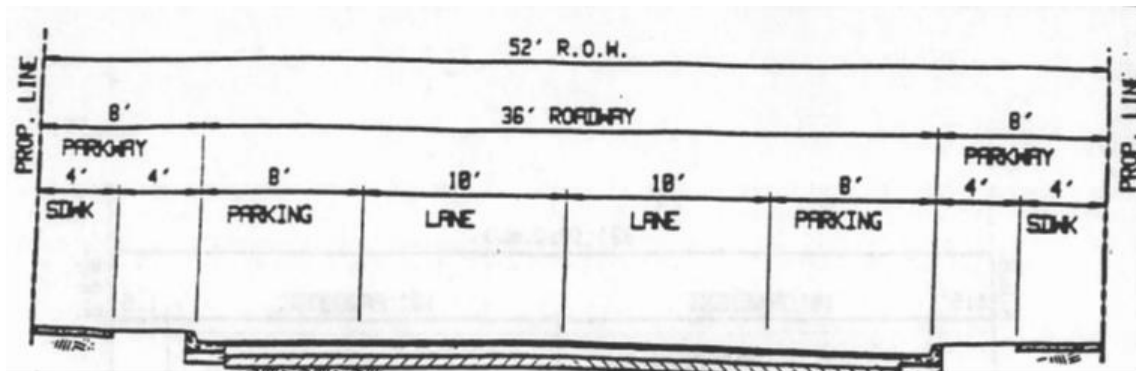


RESIDENTIAL SUB-COLLECTOR (54' RIGHT-OF-WAY)

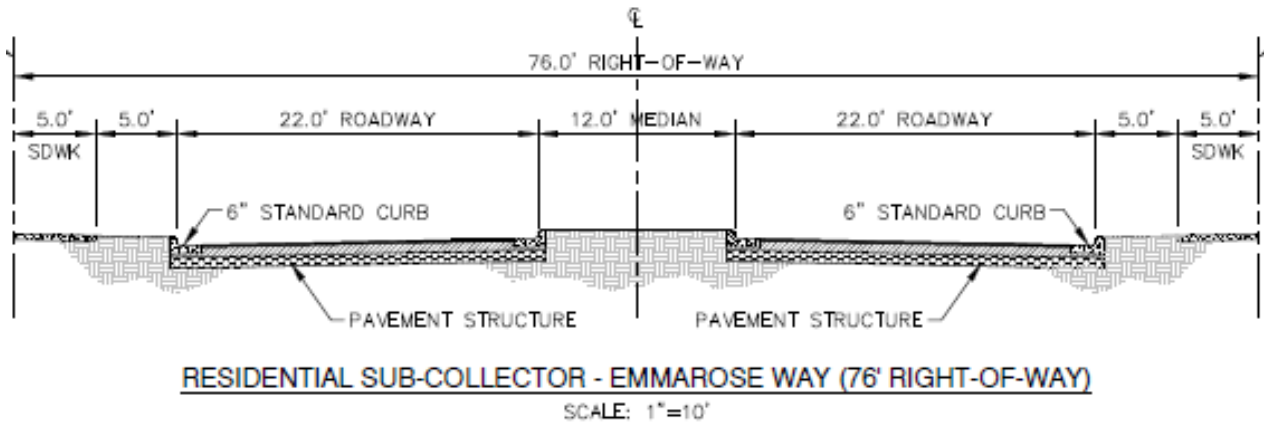
SCALE: 1"=10'

2. To allow a 76' ROW with 44' of pavement, a 12' median, a 5' landscape parkway and a 5' sidewalk, which exceeds the minimum DSC standards.

REQUIRED



PROPOSED



Section 19.04.170. A.3 of the former code (Modifications of conditions) provides the criteria the City Plan Commission may use to evaluate a modification request from the DSC standards. The section reads as follows:

Section 19.04.170.A.3

The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G-4, Suburban.

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
2.2.4.a.: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	Yes, the proposed 2.17-acre park will be centralized within Peyton Estates Unit Eight.
2.2.2: The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types	No, the proposed development is composed exclusively of single-family residences.

NEIGHBORHOOD CHARACTER: The subject property is located in the ETJ (Extraterritorial Jurisdiction) and is currently vacant. The subject property is surrounded by vacant land, slated for residential development similar to the development proposed by this plat. The nearest school is Mission Ridge Elementary (0.1 miles). A park is proposed within the proposed subdivision. This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

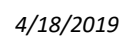
PLAT EXPIRATION:

This application will expire on **October 18, 2019**. Failure to submit the recording plat in accordance with Section 19.08.100 (Recording plat submission) within the specified date, or within an approved six-month extension period, shall necessitate the total resubmission of the major subdivision application which shall be subject to the subdivision regulations in effect at the time of resubmission.

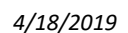
ATTACHMENTS:

1. Aerial map
2. Preliminary plat
3. Final plat
4. Modification request
5. Application
6. Department Comments

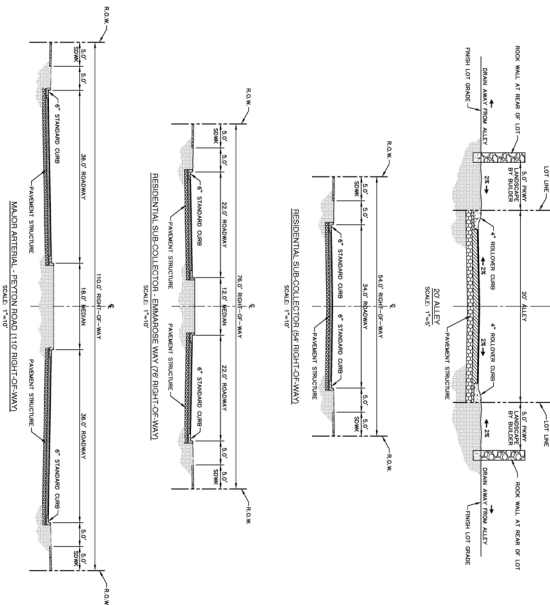
Peyton Estates Unit Eight



Z:\Clients\Just Communities\032118-10 Peyton Estates Unit B\07-CADD\03-Plats\01-Preliminary\PEYTON ESTATES UNIT EIGHT - PRELIMINARY PLAT.DWG 03/06/19 3:43PM



COMP. MODEL		IDENTITY	TRANSFORM	CHANGING	REPAIRING	DELTA
INTEGRITY TABLE						
C1	2000	2000	2000	2000	2000	2000
C2	2000	2000	2000	2000	2000	2000
C3	2000	2000	2000	2000	2000	2000
C4	2000	2000	2000	2000	2000	2000
C5	2000	2000	2000	2000	2000	2000
C6	2000	2000	2000	2000	2000	2000
C7	2000	2000	2000	2000	2000	2000
C8	2000	2000	2000	2000	2000	2000
C9	2000	2000	2000	2000	2000	2000
C10	2000	2000	2000	2000	2000	2000
C11	2000	2000	2000	2000	2000	2000
C12	2000	2000	2000	2000	2000	2000
C13	2000	2000	2000	2000	2000	2000
C14	2000	2000	2000	2000	2000	2000
C15	2000	2000	2000	2000	2000	2000
C16	2000	2000	2000	2000	2000	2000
C17	2000	2000	2000	2000	2000	2000
C18	2000	2000	2000	2000	2000	2000
C19	2000	2000	2000	2000	2000	2000
C20	2000	2000	2000	2000	2000	2000
C21	2000	2000	2000	2000	2000	2000
C22	2000	2000	2000	2000	2000	2000
C23	2000	2000	2000	2000	2000	2000
C24	2000	2000	2000	2000	2000	2000
C25	2000	2000	2000	2000	2000	2000
C26	2000	2000	2000	2000	2000	2000
C27	2000	2000	2000	2000	2000	2000
C28	2000	2000	2000	2000	2000	2000
C29	2000	2000	2000	2000	2000	2000
C30	2000	2000	2000	2000	2000	2000
C31	2000	2000	2000	2000	2000	2000
C32	2000	2000	2000	2000	2000	2000
C33	2000	2000	2000	2000	2000	2000
C34	2000	2000	2000	2000	2000	2000
C35	2000	2000	2000	2000	2000	2000
C36	2000	2000	2000	2000	2000	2000
C37	2000	2000	2000	2000	2000	2000
C38	2000	2000	2000	2000	2000	2000
C39	2000	2000	2000	2000	2000	2000
C40	2000	2000	2000	2000	2000	2000
C41	2000	2000	2000	2000	2000	2000
C42	2000	2000	2000	2000	2000	2000
C43	2000	2000	2000	2000	2000	2000
C44	2000	2000	2000	2000	2000	2000
C45	2000	2000	2000	2000	2000	2000
C46	2000	2000	2000	2000	2000	2000
C47	2000	2000	2000	2000	2000	2000
C48	2000	2000	2000	2000	2000	2000
C49	2000	2000	2000	2000	2000	2000
C50	2000	2000	2000	2000	2000	2000
C51	2000	2000	2000	2000	2000	2000
C52	2000	2000	2000	2000	2000	2000
C53	2000	2000	2000	2000	2000	2000
C54	2000	2000	2000	2000	2000	2000
C55	2000	2000	2000	2000	2000	2000
C56	2000	2000	2000	2000	2000	2000
C57	2000	2000	2000	2000	2000	2000
C58	2000	2000	2000	2000	2000	2000
C59	2000	2000	2000	2000	2000	2000
C60	2000	2000	2000	2000	2000	2000
C61	2000	2000	2000	2000	2000	2000

[illegible][illegible]

AREA TABLE	
PARCEL DESIGNATION	SQUARE FOOTAGE
RESIDENTIAL	1,907,764.89 SQ.FT.
PARK	94,586.00 SQ.FT.
POW./CHANGING RIGHT-OF-WAY	12,045.00 SQ.FT.
RIGHT-OF-WAY	90,347.68 SQ.FT.
ALLEY RIGHT-OF-WAY	18,848.63 SQ.FT.
TOTAL	2,035,592.27 SQ.FT.
	70.147 ACRES

[illegible]

ATTACHMENT 3



RIGHT-OF-WAY TABLE		
STREET NAME	LINEAL FEET	
SECTION ROAD	1,443.27 FT.	
EMERALD AVE	47.54 FT.	
ADAMS DRIVE	146.41 FT.	
QUAKERTOWN AVENUE	45,242.14 FT.	
LOOMIS STREET	1,030.90 FT.	
CONANT PLACE	152.00 FT.	
WILSON STREET	1,000.00 FT.	
DEWEY & HILL AVENUE	15,000.00 FT.	
CLINTON STREET	1,267.27 FT.	
COLUMBIA DRIVE	624.00 FT.	
CASTLETON DRIVE	1,303.30 FT.	
MORRISON AVENUE	1,094.61 FT.	
DE LAURENCE PLACE	1,094.61 FT.	
WALTERS PLACE	935.00 FT.	
HENNING PLACE	915.00 FT.	

PEYTON ESTATES

BEING A PORTION OF C.D. STEWART SURVEY NO. 318
EL PASO COUNTY, TEXAS
CONTAINING IN ALL 3.055.592.27 SQ.FT. OR 70.147
ACRES OF LAND MORE OR LESS

PLAT NOTES AND RESTRICTIONS:

- [illegible]

ATTACHMENT 4



CIVIL ENGINEERING
PLANNING
LAND DEVELOPMENT
SURVEYING
WATER
WASTEWATER

2020 E. Mills Ave. | El Paso, TX 79901 | P (915) 533-1418 | F (915) 533-4972 | H2O-Terra.com

February 20, 2019

City 3

801 Texas Ave.

El Paso, Texas 79901

Re: Peyton Estates Unit Eight Combination Plat: 5-Day Review ETJ

Modifications (Code # 19.04.170, A3, Alternative Subdivision Improvement Design)

We are respectfully requesting the following modifications:

1. A modification for the standard 52-foot-wide right-of-way residential collector to allow for a 5-foot-wide sidewalk, 5-foot-wide parkway, and 34 feet of pavement all within the 54-foot-wide public rights-of-ways within the subdivision. (See Sections on Sheet 2 of Plat)
2. A modification for the standard 52-foot-wide right-of-way residential collector (Emmarose Way) to a 76-foot-wide public right of way to allow for a 12.0-foot median, and 44 feet of pavement. (See Sections on Sheet 2 of Plat)

We appreciate your assistance, if you should have any questions please do not hesitate to call.

Sincerely,

Isaac Rodriguez

Project Manager

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 03-06-19

FILE NO. SUSU19-00018

SUBDIVISION NAME: Peyton Estates Unit 8

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of C.D. Stewart Survey No. 318, El Paso County, Texas
2. Property Land Uses:
- | | <u>ACRES</u> | <u>SITES</u> | | <u>ACRES</u> | <u>SITES</u> |
|---------------|---------------|--------------|-----------------------|---------------|--------------|
| Single-family | <u>43.797</u> | <u>327</u> | Office | | |
| Duplex | | | Street & Alley | <u>21.148</u> | <u>18</u> |
| Apartment | | | Ponding & Drainage | <u>3.031</u> | <u>2</u> |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | <u>2.171</u> | <u>1</u> | | | |
| School | | | | | |
| Commercial | | | Total No. Sites | | <u>348</u> |
| Industrial | | | Total (Gross) Acreage | <u>70.147</u> | |
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Storm run off will be conveyed by surface flow to a series of drainage structures and discharge into 2 retention ponds through storm pipe. Design standards will meet capacity for a 100-yr storm event.
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception Residential subcollectors shall be 54' wide. TIA waiver. Major arterials exist at Peyton Drive and Rojas Drive. Connectivity index is also exceeded.
9. Remarks and/or explanation of special circumstances: A variance for the proposed subdivision was approved by County Commissioners on Oct. 15, 2018
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
- If yes, please submit a vested rights petition in accordance with Title 1 (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Texas GLO 1700 N. Congress Dr Austin, TX 78701 800-998-4456
(Name & Address) (Zip) (Phone)

13. Developer Hunt Peyton Estates LLC 4401 N. Mesa El Paso, TX 79902 915-545-2331
(Name & Address) (Zip) (Phone)

14. Engineer H2O Terra 2020 E. Mills El Paso, TX 79901 915-533-1418
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: _____

REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE CONTACT (PHONE): 915-533-1418

REPRESENTATIVE CONTACT (E-MAIL): irodriguez@h2o-terra.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND
COMPLETENESS.

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 6

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

1. Per 911, change the name of Eastleigh Drive
2. Per CAD, correct the labels for Lots 10 and 11, Block 57
3. In CPC approval block, the signature line should read "Planning & Inspections Director"
4. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
5. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTIONS – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments:

1. The Pond on lot 31 shows a pipe going through a residence into the pond; indicate if it is through a drainage easement or drainage right-of-way.
2. At the improvement plan stage, provide protection to the subdivision from all offsite storm-water runoff that may have an adverse impact on any improvements.
3. Provide printout of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.
4. At the improvement plan stage, protect the subject property from storm-water runoff from the adjacent terrain and vice versa.
5. Remove pond contours and maintenance ramp lines, etc. on final plat sheets.
6. At time of construction, Sidewalks must be continuous across alleys with expansion joint separations between asphalt, apron, and sidewalk as per (DSC 6-17).

911:

The District recommends a different street name for Eastleigh Dr. We are concerned that it sounds too close to Eastlake Dr.

CENTRAL APPRAISAL DISTRICT:

Correct lots on Block 57.

EL PASO COUNTY:

The County Planning & Development Department has reviewed the Peyton Estates Unit Eight Subdivision Plat, received on March 11, 2019, and offer the following comments and recommendations:

Preliminary Plat (Sheet 1)

1. Change any block and lot numbers as marked in the plat.
2. Label all drainage easements.
3. Correct the number of residential lots proposed.
4. Revise the Owner's Dedication, Certification as shown on plat.

Preliminary Plat (Sheet 2)

1. Label all drainage easements.

2. Show the direction of flow on Alley A and B.
3. Identify whether there is a proposed high point at the intersection of Eastleigh Drive and Emmarose Way.
4. Verify that Paseo Del Este MUD No. 1 will service water and sewer and District No. 7 will maintain the agreed easements and drainage infrastructures.

Engineering Report

1. Include the following statement as part of the drainage report section:
 - a. "Improvement plans for this subdivision are referenced in Case ID#XX-XXX at the El Paso County Public Works Department"
 - b. Reference the Case ID # for the subdivisions mentioned.
 - i. The Estates at Emerald Park Unit Two – No Case ID, use subdivision name.
 1. "Improvement plans for The Estates at Emerald Park Unit Two subdivision are referenced at the El Paso County Public Works Department."
 - ii. The Estates at Emerald Park Unit Four – Case ID#10-018
 1. "The Estates at Emerald Park Unit Four subdivision improvement plans are referenced in Case ID#10-018 at the El Paso County Public Works Department"
 - c. Identify where flow from drainage area 14 is conveyed.
2. Correct the lot numbers on all Water and Waste Water reports.

CAPITAL IMPROVEMENTS DEPARTMENT – Parks:

We have reviewed **Peyton Estates Unit Eight** a major combination plat map and on behalf of CID Parks & Planning Division, we offer Applicant / Engineer the following comments:

Please note that this is a Residential subdivision composed of **327** residential lots and includes a **2.17-Acre Park**; Per City Standards **a total of 3.27 acres of "Parkland"** would have been required however . . .

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

TXDOT:

Development is not abutting TxDOT Right of Way.

EPCWID:

Proposed development is outside of EPCWID's district boundary.

SUN METRO:

No objections.

FIRE:

Recommend approval.